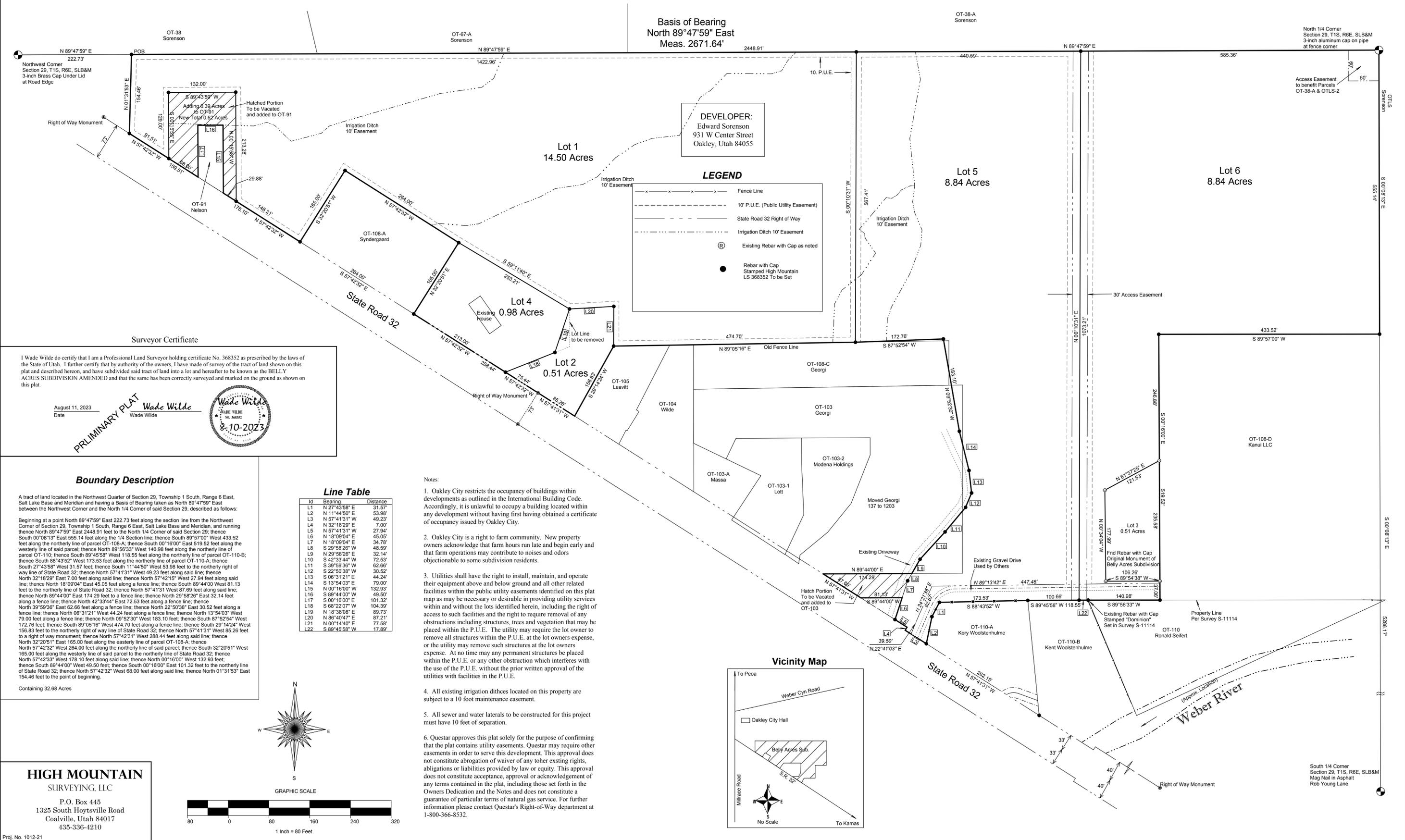


# BELLY ACRES SUBDIVISION AMENDED

Located in the NW 1/4 of Section 29, T1S, R6E, SLB&M,  
City of Oakley, Summit County, Utah



**DEVELOPER:**  
Edward Sorenson  
931 W Center Street  
Oakley, Utah 84055

**LEGEND**

- Fence Line
- 10' P.U.E. (Public Utility Easement)
- State Road 32 Right of Way
- Irrigation Ditch 10' Easement
- Existing Rebar with Cap as noted
- Rebar with Cap Stamped High Mountain LS 368352 To be Set

### Surveyor Certificate

I Wade Wilde do certify that I am a Professional Land Surveyor holding certificate No. 368352 as prescribed by the laws of the State of Utah. I further certify that by authority of the owners, I have made of survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into a lot and hereafter to be known as the BELLY ACRES SUBDIVISION AMENDED and that the same has been correctly surveyed and marked on the ground as shown on this plat.

August 11, 2023  
Date

**Wade Wilde**  
Wade Wilde  
No. 368352

8-10-2023

### Boundary Description

A tract of land located in the Northwest Quarter of Section 29, Township 1 South, Range 6 East, Salt Lake Base and Meridian and having a Basis of Bearing taken as North 89°47'59" East between the Northwest Corner and the North 1/4 Corner of said Section 29, described as follows:

Beginning at a point North 89°47'59" East 222.73 feet along the section line from the Northwest Corner of Section 29, Township 1 South, Range 6 East, Salt Lake Base and Meridian, and running thence North 89°47'59" East 2448.91 feet to the North 1/4 Corner of said Section 29; thence South 00°08'13" East 555.14 feet along the 1/4 Section line; thence South 89°57'00" West 433.52 feet along the northerly line of parcel OT-108-A; thence South 00°16'00" East 519.52 feet along the westerly line of said parcel; thence North 89°50'33" West 140.98 feet along the northerly line of parcel OT-110; thence South 89°45'58" West 118.55 feet along the northerly line of parcel OT-110-B; thence South 88°43'52" West 173.53 feet along the northerly line of parcel OT-110-A; thence South 27°43'58" West 31.57 feet; thence South 11°44'50" West 53.98 feet to the northerly right of way line of State Road 32; thence North 57°41'31" West 49.23 feet along said line; thence North 32°18'29" East 7.00 feet along said line; thence North 57°42'15" West 27.94 feet along said line; thence North 18°09'04" East 45.05 feet along a fence line; thence South 89°44'00" West 81.13 feet to the northerly line of State Road 32; thence North 57°41'31" West 87.69 feet along said line; thence North 89°44'00" East 174.29 feet to a fence line; thence North 29°58'28" East 32.14 feet along a fence line; thence North 42°33'44" East 72.53 feet along a fence line; thence North 39°59'36" East 62.66 feet along a fence line; thence North 22°50'38" East 30.52 feet along a fence line; thence North 06°31'21" West 44.24 feet along a fence line; thence North 13°54'03" West 79.00 feet along a fence line; thence North 09°52'30" West 183.10 feet; thence South 87°52'54" West 172.76 feet; thence South 89°05'16" West 474.70 feet along a fence line; thence South 29°14'24" West 156.83 feet to the northerly right of way line of State Road 32; thence North 57°41'31" West 85.26 feet to a right of way monument; thence North 57°42'31" West 288.44 feet along said line; thence North 32°20'51" East 165.00 feet along the easterly line of parcel OT-108-A; thence North 57°42'32" West 264.00 feet along the northerly line of said parcel; thence South 32°20'51" West 165.00 feet along the westerly line of said parcel to the northerly line of State Road 32; thence North 57°42'33" West 178.10 feet along said line; thence North 00°16'00" West 132.93 feet; thence South 89°44'00" West 49.50 feet; thence South 00°16'00" East 101.32 feet to the northerly line of State Road 32; thence North 57°42'32" West 68.00 feet along said line; thence North 01°31'53" East 154.46 feet to the point of beginning.

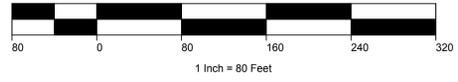
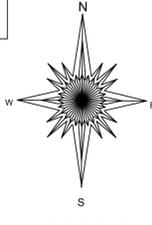
Containing 32.68 Acres

### Line Table

Id	Bearing	Distance
L1	N 27°43'58" E	31.57
L2	N 11°44'50" E	53.98
L3	N 57°41'31" W	49.23
L4	N 32°18'29" E	7.00
L5	N 57°41'31" W	27.94
L6	N 18°09'04" E	45.05
L7	N 13°09'04" E	34.78
L8	S 29°58'28" W	48.59
L9	N 29°58'28" E	32.14
L10	S 42°33'44" W	72.53
L11	S 39°59'36" W	62.66
L12	S 22°50'38" W	30.52
L13	S 06°31'21" E	44.24
L14	S 13°54'03" E	79.00
L15	N 00°16'00" W	132.93
L16	S 89°44'00" W	49.50
L17	S 00°16'00" E	101.32
L18	S 68°22'07" W	104.39
L19	N 18°38'08" E	89.73
L20	N 86°40'47" E	87.21
L21	N 00°14'40" E	77.58
L22	S 89°45'58" W	17.89

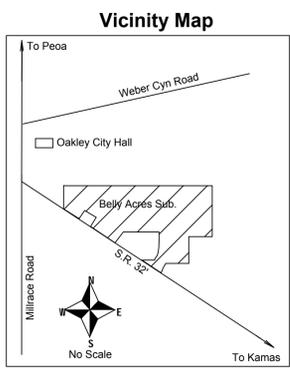
### Notes:

- Oakley City restricts the occupancy of buildings within developments as outlined in the International Building Code. Accordingly, it is unlawful to occupy a building located within any development without having first obtained a certificate of occupancy issued by Oakley City.
- Oakley City is a right to farm community. New property owners acknowledge that farm hours run late and begin early and that farm operations may contribute to noises and odors objectionable to some subdivision residents.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owners expense, or the utility may remove such structures at the lot owners expense. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E.
- All existing irrigation ditches located on this property are subject to a 10 foot maintenance easement.
- All sewer and water laterals to be constructed for this project must have 10 feet of separation.
- Questar approves this plat solely for the purpose of confirming that the plat contains utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation of waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532.



**HIGH MOUNTAIN**  
SURVEYING, LLC

P.O. Box 445  
1325 South Hoytville Road  
Coalville, Utah 84017  
435-336-4210



South 1/4 Corner  
Section 29, T1S, R6E, SLB&M  
Mag Nail in Asphalt  
Rob Young Lane